

[7:08:11 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Clint Smith

Council Members:

Coralee Wessman-Moser, Mike Day

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

- 1.1 [7:08:34 PM](#) Reverence / Thought: [Johnnie Bobo](#)
- 1.2 [7:08:58 PM](#) Pledge of Allegiance: [Scott Alden](#)
- 1.3 [7:09:34 PM](#) Roll call: [Full Quorum, Robyn Shakespear Jeramy Burkinshaw and Wade Thompson were absent](#)
- 1.4 [7:09:40 PM](#) Approval of Minutes for: [March 19, 2015](#)

Commissioner Wayne Hill **MOVED** to approve the minutes for March 19, 2015

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

[7:10:10 PM](#) Chair Smith reviewed the public comment policy and procedure.

2. **REGULAR AGENDA:**

- 2.1 **7:11:32 PM** **20S14** – RDM Land & Development – 6769 W 14600 S – Proposed Subdivision of Single Family Lots – Zone: A-.25 – Acres: 32.38 – Units: 74 (**Public Hearing was held February 19, 2015 and March 19, 2015**)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. She highlighted the added trail and half acre lots.

Howard Schmidt (applicant), RDM Land & Development, 9300 S. 1700 W., West Jordan, UT informed the commission that RDM accommodated half acre lots as requested. Trails through this development were added. He explained that he had communication with the Darger and Kelsh developments regarding access. He reported that a traffic study was provided as requested. He asked for approval of 72 lots on 32 acres and asked commission to allow for them to bring back the additional phases. He thanked the commission for their consideration.

Chair Smith turned to the commission for further discussion. Commissioner Blayde Hamilton expressed a desire to see the whole plan together and would like to continue this item to the next meeting. Commissioner Adam Jacobson would like to see mixing of lot sizes in lots 454 to 18, zone 5 and 6. Commissioner Chris Berbert would like trails along 6600 West. Commissioner Wayne Hill agreed that he too wanted to see the whole development. Commissioner Chris Berbert appreciated the developer making changes to the plan. Chair Smith felt there have been positive changes to this development.

Commissioner Blayde Hamilton **MOVED** to continue this item to April 16, 2015.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

- 2.2 **7:24:17 PM** **08Z14** – MD & L LC/Ken Olson – 5200 W 12600 S – Proposed Rezone from A-1 to RM (Multi Family Residential) – Acres: 7.42 (**Public Hearing was held May 1, 2014**)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. Applicant is proposing a rezone to RM for townhomes. The previous density was high density residual and has now been change to single family residential in this area. Public hearing already took place for this item.

Trevor Hull (applicant), 558 Pumpkin Patch Dr, Saratoga Springs briefly described the elevations of the townhomes, 61 parking stalls will be included and the density is 2.53 with room for additional parking. He illustrated the high density developments around this parcel which made him feel the proposal of townhomes is a good fit. He further mentioned that the frontage and side of this development would be front yards which would provide a nice look as you drive by. He responded to a question about different amount of acres on proposal and information given in the packet to the commission; the 7.42 acres is the correct number.

Chair Smith reminded commission that this proposal is a recommendation to the city council. The general plan showed a compatible use at the original time of proposal; however, with the amendment to the general plan it is no longer an acceptable use. Commissioner Wayne Hill expressed that even though the general plan showed single family, he felt it doesn't seem to work here for what is planned around it. Commissioner Blayde

Hamilton agreed that single family doesn't work but felt that the zoning shouldn't change right now. He would like to leave it and wait to see what happens in the future. Commissioner Adam Jacobson would like to follow the general plan and would like to evaluate this area to see what makes sense. Chair Smith agreed, he felt that this area may have a better use and mentioned commercial.

Commissioner Blayde Hamilton **MOVED** to deny this item based on stipulations of what the current general plan says with recommendation to city council for an evaluation of use in this area and amendment to the general plan.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.3 [7:41:07 PM](#) **o6S15** – Bangerter Homes, LLC – 13238 S Herriman Rose Blvd – Proposed Plat Amendment to Combine 2 Lots into 1 Lot – Zone: MU-2 – Acres: .24 (PUBLIC HEARING)

City Planner, Bryn McCarty informed commission this is a simple plan amendment to combine two lots into one lot. The purpose is for a parade of homes house.

Applicant was present and available for comments but did not add any additional information.

[7:42:25 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[7:42:45 PM](#) Chair Smith closed the public hearing.

Commissioner Chris Berbert **MOVED** to recommend this item with requirements and staff recommendation to approve.

Commissioner Wayne Hill **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.4 [7:43:21 PM](#) **03S15** – Bach Investments, LLC – 13300 S 7300 W – Proposed Subdivision of 42 Single Family Lots – Zone: A-.25 and R-1-15 – Acres: 15 – Units: 42 (PUBLIC HEARING)

Chair Smith informed public that the applicant for this item asked for it to be continued to a future meeting. Chair Smith will allow public comment and will keep the hearing open.

City Planner, Bryn McCarty informed commission that there was preapproval for two pieces and now the applicant has obtained the middle piece so they will combine the parcels.

[7:45:22 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Johnnie Bobo, 13323 S. 7300 W., which is on the corner of Main and 7300 West, had questions regarding storm drains, whether or not sidewalks and street lights will be installed on 7300 South on the northern end and whether or not 13400 South will be extended to the west to handle the traffic that will increase in this area.

City Planner, Bryn McCarty mentioned that emails had been received regarding this item as well.

Commissioner Wayne Hill **MOVED** to continue this item without date and keep the public hearing open.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.5 [7:49:35 PM](#) **06Z15** – Herriman City – Text Change to the FR Zones to Remove PUD as a Conditional Use (Public hearing was held March 19, 2015)

City Planner, Bryn McCarty informed the commission that the text change would be to remove PUD from the FR zones. This would require them to rezone in order to do a PUD. She showed new language for 10-10-12 which would protect the existing PUD's in that zone so they are not nonconforming/illegal. The commission was reminded that this is a recommendation to the council. Chair Smith explained that a lot of public comment was received at the last meeting and the majority came from residents who do not reside within the city. The proposed text change would require those in the FR zone to go through a rezoning process rather than having a density already given to them in that area.

Chair Smith turned to planning commission for further discussion or motion.

Commissioner Wayne Hill **MOVED** to recommend approval to the city council for this item.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes

Commissioner Wayne Hill Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

2.6 [7:52:42 PM](#) **09Z13** – Herriman City– Text Change to Add a Fencing Chapter to the Land Use Ordinance (Public hearing was held March 19, 2015)

City Planner, Bryn McCarty reported that she had received a lot of great comments for this section. Staff reviewed changes which were height and type of fencing allowed. Discussions on wood fencing were requested and prohibited uses were outlined. Blake Thomas, City Engineer asked for extra description on clear view roads. Agricultural fencing was discussed. This is a recommendation to the council.

Chair Smith outlined the items that came up during the work meeting (flag lots, wood fence components and agricultural fencing) and a discussion took place. He asked the planning commission to provide language to Bryn McCarty, City Planner so that this change can move forward.

Discussion amongst commission regarding wood fencing took place. A discussion between Commissioner Adam Jacobson and City Engineer, Blake Thomas about chain link fencing and silt fencing took place. City Engineer, Blake Thomas requested that the commission obtain an environmental study as to whether or not noise walls should be required and a discussion about noise walls took place.

Discussions about agricultural fencing took place amongst the commission members. Chair Smith suggested that agricultural users will need to provide their own fencing compatible with their current or intended use. Commissioner Adam Jacobson questioned the backhoe and fencing along trails. He would like a definition of semi-private fencing. He described scenarios where the city owns the fence but has allowed an owner to put up lattice; this scenario needs to be addressed in the ordinance for the time when it will be replaced in the future. The area by the Recreation Center, over in Tuscany was required to do that. The thought was to use those specs for the ordinance. Private lane issues on a flag lot were addressed. The clear view would require twelve feet; the fence would then go to the back of the second home. Consensus was to leave it the way it currently shows.

City Planner Bryn McCarty addressed the changes requested. She stated that she will add a definition of a semi-privacy fence, take out the wood fence, add a statement that agricultural users will need to provide a fence for their current or intended use, and change the noise walls as recommended by the City Engineer.

Commissioner Jessica Morton **MOVED** to recommend approval of this item to the city council with the addition of a definition of a semi-privacy fence, take out the wood fence, add that agricultural users will need to provide a fence for their current or intended use, and change the noise walls as recommended by the City Engineer.

Commissioner Wayne Hill **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton Yes

Commissioner Adam Jacobson Yes

Commissioner Blayde Hamilton Yes

Commissioner Wayne Hill Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

City Planner, Bryn McCarty requested a joint work meeting on April 30, 2015.

4. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

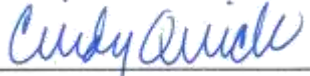
Commissioner Jessica Morton **MOVED** to adjourn the meeting at [8:25:47 PM](#) and all voted yes.

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **April 8, 2015** @ 7:00 PM

5.2 Next Planning Commission Meeting - Thursday, **April 16, 2015** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 2, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder